



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA MARCH 17, 2015

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call Meeting to Order
 - B. Pledge of Allegiance
 - C. Roll Call
 - D. Declaration of Quorum
 - E. Approval of Minutes
 - F. Communications, Bills, Expenditures & Legal Counsel Report
 - G. Reports, Announcements & Department Concerns
 - H. Public Hearings
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1. **TABLED TO APRIL 16 - Docket No. 14070008 DP/ADLS: Penske Chevrolet Parking Expansion.** ~~The applicant seeks site plan and design approval for a 100-space vehicle inventory & display parking area. The site is located at 3202 E. 96th St., at the northeast corner of 96th/Keystone—the former Shell gas station site. It is zoned B-3/Business and Keystone Overlay Zone. Filed by Jason Longhurst of Nowak & Fraus Engineers, on behalf of Penske Chevrolet.~~
 2. **Docket No. 14080015 DP/ADLS: Shoppes at The Bridges (Bridges II).**
 3. **Docket No. 14090010 ZW: Section 12.4 of Ordinance Z-550-11, setback from Illinois St.**
The applicant seeks site plan and design approval for a multi-tenant commercial/retail building and outparcel development on 3.86 acres, with about 45,636 sq. ft. of floor area. The applicant also seeks zoning waiver approval from Bridges PUD Section 12.4 in order to have a Restaurant with Drive Thru building be located further than 300-ft from Illinois St. The site is located near 11505 N. Spring Mill Rd. It is zoned PUD/The Bridges Planned Unit Development. Filed by Charlie Frankenberger of Nelson & Frankenberger, PC, on behalf of The Bridges II, LLC.
 4. **(To be heard, instead, at the Mar. 16 City Council meeting, as Ordinance Z-600-15) Docket No. 14100008 Z: 321 W. Main Street Rezone.** ~~The applicant seeks approval to rezone two parcels (totaling 0.33 acres) from R-2/Residential, to B-5/ Business. The site is located 321 W. Main Street. It is currently zoned R-2/Residential and lies within Old Town Overlay, Character Subarea. Filed by Ms. Soori Ardalan, owner.~~

5. **Docket No. 14120012 DP/ADLS: Butler Maserati, Alfa Romeo, Fiat.**

The applicant seeks site plan and design approval for a new 21,967 sq. ft. auto dealership building with inventory parking and landscaping, on 1.43 acres. The site is located at 4200 E. 96th Street, west of Randall Drive. It is zoned B-3/Business. Filed by Joe Calderon of Bose McKinney & Evans LLP, on behalf of 4198 96th Street LLC.

6. **Docket No. 15010002 Z: North Augusta, Lot 19, Rezone.**

The applicant seeks approval to rezone 0.81 acres from S-1/Residence to B-5/Business. The site is located at 3808 W. 96th Street, west of Commerce Dr. It lies within the US 421 Michigan Rd. Overlay Zone. Filed by Gopal Rao, land owner.

7. **Docket No. 15020007 OA: Johnson Addition Overlay Zone Ordinance Text.**

The applicant seeks to amend the Carmel Zoning Ordinance to establish *Chapter 23J: Johnson Addition District Overlay Zone* in order to encourage the preservation, maintenance and rehabilitation of existing homes and to encourage new homes to complement the character and context of Johnson Addition. Filed by the Carmel Department of Community Services.

8. **Docket No. 15020008 Z: Johnson Addition Overlay Rezone.**

The applicant seeks to Rezone properties in the Johnson Addition neighborhood, generally located south of Main St. and west of 4th Ave SW, comprising 88 parcels in the R-2/Residence District, to be included within the Johnson Addition District Overlay Zone. The properties are identified by the following addresses: 400-825 Emerson Rd., 110-149 Lantern Ln., 100-148 Park Ln., 7-158 Sherman Dr., 55-148 York Dr. Filed by the Carmel Dept.of Community Services.

I. Old Business

1. **Docket No. 14120011 DP Amend/ADLS Amend: Tom Wood Management, Parking Lot Expansion.**

The applicant seeks site plan and design approval for a 102-space parking lot addition, landscaping, and detention pond. The site is located at 9820 Association Ct., on 3.83 acres. It is zoned B-3/Business. Filed by Paul Reis of Krieg DeVault LLP, on behalf of Tom Wood, Inc.

2. **Docket No. 14120013 DP/ADLS: Liberty Fund Headquarters.**

The applicant seeks site plan and design approval for a 63,101 sq. ft. headquarters office building, on 8.5 acres. The site is located at 11301 N. Meridian St. It is zoned B-6/Business and lies within the US Highway 31 Corridor Overlay Zone. Filed by Joseph Scimia of Faegre Baker Daniels LLP, on behalf of Liberty Fund, Inc.

J. New Business

K. Adjournment